

TITLE TO REAL ESTATE—Mann, Foster, Ashmore & Briscoe Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE, CO. S. C.

MAY 26 4 28 PM '71

OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that We, T. J. Farr and Margaret C. Farr

8.25

in consideration of -----Seven Thousand Five Hundred and No/100 (\$7,500.00)----- Dollars,  
and assumption of mortgage set out below,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto Charles E. Craft, his heirs and assigns, forever;

All those certain pieces, parcels or lots of land, situate, lying and being on the east side of Hastings Circle, in the County of Greenville, State of South Carolina, being shown and designated as Lot 41 and part of Lot 42 on plat of Coral Ridge recorded in the RMC Office for Greenville County in Plat Book XX, at Page 119, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Hastings Circle at the joint front corner of Lot 40 and 41 and running thence along Hastings Circle N. 16-24 W. 46 feet to an iron pin; thence still with Hastings Circle N. 12-46 W. 44 feet to an iron pin; thence still with Hastings Circle N. 6-55 W. 50 feet to an iron pin; thence still with the east side of Hastings Circle N. 4-35 E. 15 feet to an iron pin; thence N. 85-03 E. 180.4 feet to an iron pin; thence along the rear line of Lot 36 S. 2-15 E. 95.6 feet to an iron pin; thence along the rear line of Lot 37 S. 6-26 E. 25 feet to an iron pin, joint rear corner of Lot 40 and 41; thence along the common line of said Lots S. 73-36 W. 165.1 feet to the point of beginning.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises, and such zoning restrictions and/or utility easements or tap fees, and particularly drainage easement as shown on recorded plat.

This is the same property conveyed to the grantors herein by deed of Ben C. Sanders dated April 19, 1966 recorded in the RMC Office for Greenville County in Deed Book 796, at Page 475.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of First Federal Savings & Loan Association in the principal amount of \$16,200.00, recorded in the RMC Office for Greenville County in Mortgage Book 1028, at Page 565, and having a present principal balance due thereon of \$14,811.34



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have, and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 30th day of April 19 71.

SIGNED, sealed and delivered in the presence of:

*Barbara D. Payne*  
Barbara D. Payne

*T. J. Farr* (SEAL)  
T. J. FARR (SEAL)  
*Margaret C. Farr* (SEAL)  
MARGARET C. FARR (SEAL)

STATE OF SOUTH CAROLINA }  
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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 30th day of April 19 71.

*Barbara D. Payne* (SEAL)  
Notary Public for South Carolina. Commission Expires  
My commission expires ~~4-7-79~~ October 20, 1979

*Barbara D. Payne*

STATE OF SOUTH CAROLINA }  
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RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 30th day of April 19 71

*Margaret C. Farr*  
MARGARET C. FARR

*Barbara D. Payne* (SEAL)  
Notary Public for South Carolina. Commission Expires  
My commission expires ~~4-7-79~~ October 20, 1979

276-731-2-44